



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

April 19, 2007

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairperson Hall
Invocation	Tony Atkins
Pledge of Allegiance	Dean Thompson
Quorum	Chairperson Hall
Approval of Minutes for March 29, 2007	Chairperson Hall
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson Hall

Old Business

Final Plat..... Staff

1. **High Meadows Sections E and F**, off of Chamblin Road, Zoned PUD, 83 lots, 20.49 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
2. **Maples Ferry II**, North Belair Road, Zoned R-3 RCO, 11 lots, 2.38 acres, *Commission District 1*. [Map] [Site Plan] [Staff Report]

Preliminary Plat..... Staff

3. **Creek Bend III Revision**, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]
4. **Auburn Villas Phase I**, Columbia Road, Zoned T-R, 46 lots, 9.03 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
5. **The Grove Preliminary Plat Consideration and PUD Revision**, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]

New Business

Final Plat..... Staff

Preliminary Plat..... Staff

6. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3* [Map] [Site Plan] [Staff Report].

Rezoning..... Staff

7. **RZ 07-04-01** Rezone Tax Map 024 Parcel 004A, 0.78 acre located at 6605 Washington Road from R-4 to C-2. *Commission District 3*. [Application] [Map] [Staff Report]
8. **RZ 07-04-02**, Rezone Tax Map 066 Parcel 041, from R-1 to T-R, 21.7 +/- acres located at 4874 Washington Road. *Commission District 3*. [Application] [Map] [Staff Report]



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

April 19, 2007

9. **RZ 07-04-03**, County Initiated Rezoning of Tax Map 072A Parcel 104, from C-1 to C-2, 0.68 +/- acre located at 516 North Belair Road. *Commission District 3.* [Application] [Map]
[Staff Report]

10. **RZ 07-04-04**, Rezone Tax Map 077A Parcels 017 and 017A, from R-2 to A-R, 14.87 +/- combined acres located at 4140 and 4141 Freeman Avenue. *Commission District 1.* [Application] [Map]
[Staff Report]

Text Amendment..... **Staff**

11. **Zoning Code Text Amendment to Section 90-98**, List of Lot and Structure Requirements, to establish maximum and minimum front setback requirements for the Evans to Locks/Fury's Ferry node protection overlay district. [Staff Report] [Proposed Ordinance]

Staff Comments **Staff**

Public Comments..... **Chairperson Hall**

Adjourn **Chairperson Hall**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: April 2007 / May 2007

Board/Commission	Date	Time	Location
Planning Commission	April 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	April 24, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	May 1, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 3, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	May 15, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 17, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	May 22, 2007	8:00 AM	Evans Government Center Auditorium



April 19, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

*Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, May 1, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, April 27, 2007 to place their name on the agenda for presentation.*



High Meadows E & F Aerial

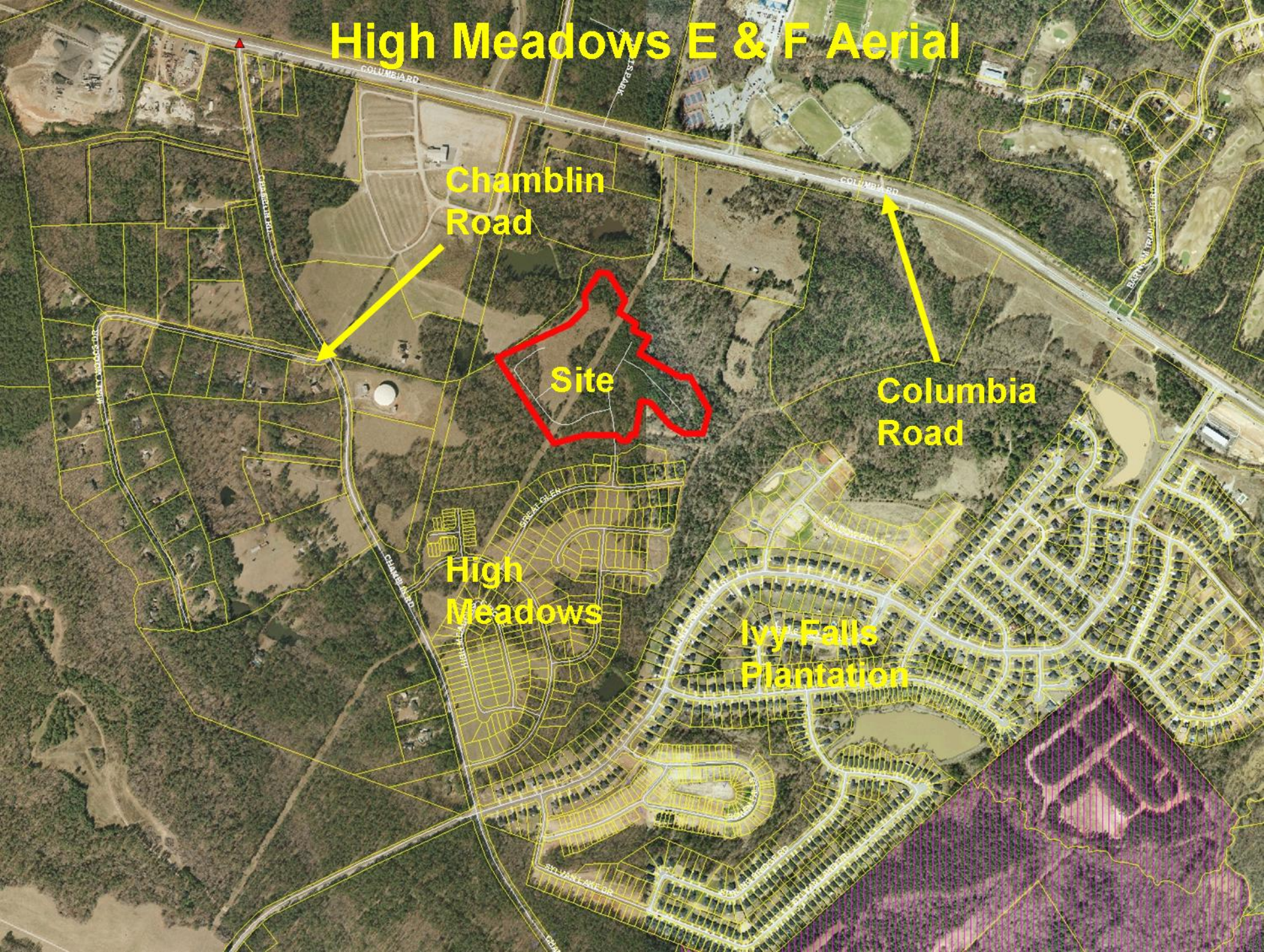
Chamblin
Road

Site

Columbia
Road

High
Meadows

Ivy Falls
Plantation



* MERCHANTS ASSOCIATION OF COLUMBIA COUNTY

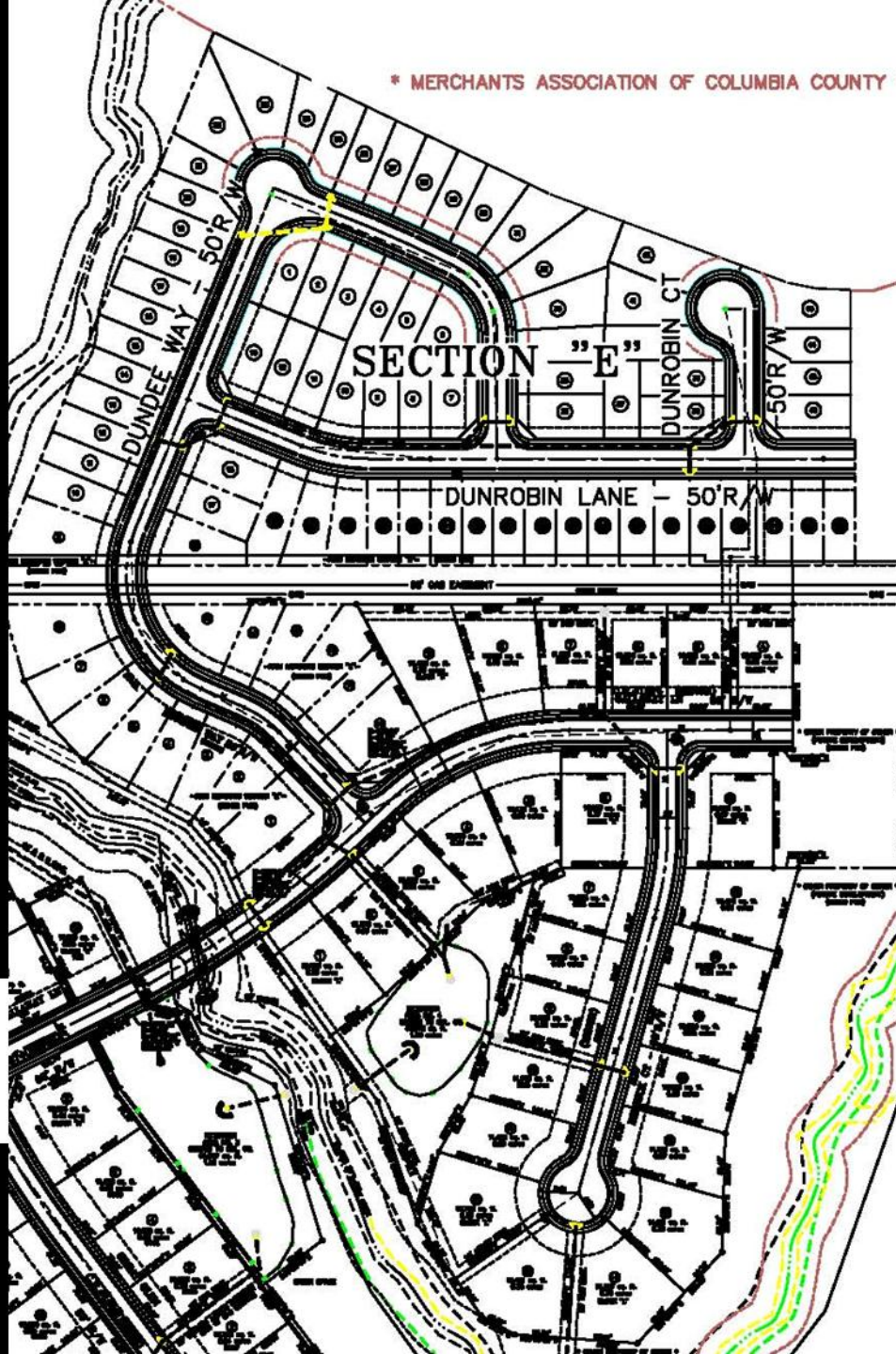
SECTION "E"

DUNROBIN CT

DUNROBIN LANE - 50' R/W

50' R/W

High Meadows E & F Site Plan





FINAL PLAT

HIGH MEADOWS E & F

Property Information

Subdivision Name	High Meadows E & F
Location/address	Chamblin Road
Development Acreage	20.49 acres
Number of lots/units	83 lots (4.05 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Approval with Conditions

Summary and Recommendation

High Meadows Group, LLC, seeks final plat approval for High Meadows Sections E & F located on Chamblin Road. These sections of the proposed development have a total of 83 lots on 20.49 acres for a density of 4.05 lots per acre. It is zoned PUD (Planned Unit Development). All streets and utilities are being constructed and have been inspected by county engineering staff. A few changes to the plat are also required prior to its release. The Board of Commissioners is scheduled to accept the public streets, utilities, and easements at its April 17, 2007 meeting.

The following conditions of approval are also to be included:

- All addresses must be approved by the Addressing department prior to release of the plat
- All necessary changes to the plat and as-builts must be made prior to release of the plat
- A fire hydrant located in the access road to the detention pond must be relocated, or an alternative access road to the pond must be provided
- Per the PUD amendment staff condition from March 31, 2005, all amenities, including the community center, pool and mixed use paths, must be complete before 50% of the lots are sold. This essentially means that before the 260th unit is sold in this development, all amenities shall be completed.
- All other conditions from the original rezoning from the October 5, 2004 Board of Commissioners meeting, as well as the PUD amendments from the March 31, 2005 and March 15, 2007 Planning Commission meetings, and the preliminary plat approval from the August 18, 2005 Planning Commission meeting are still in effect.

Staff recommends **approval** with all staff conditions included.

Maples Ferry II Aerial



Fernbrook
Crossing

Site

North Belair
Road

Creekview
Circle

Deerwood
Estates

FURYS FERRY RD



FINAL PLAT

MAPLES FERRY II

Property Information

Subdivision Name	Maples Ferry II
Location/address	North Belair Road
Development Acreage	2.38 acres
Number of lots/units	11 lots (4.62 lots per acre)
Zoning	R-3 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Southern Partners, Inc.
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, J.D. Herman Properties, LLC., seeks final plat approval for Maples Ferry II. This portion of the development contains 11 lots on 2.38 acres for a density of 4.62 lots per acre. The property is zoned R-3 RCO (single family residential with a residential cluster overlay). This plat has received all necessary approvals. Several water and sewer improvements were scheduled to be bonded to allow for sale of lots. The BOC will consider acceptance of the bond at its April 17 meeting.

Staff recommends **approval conditioned upon BOC acceptance of the bond and installed improvements.**

Creek Bend III Revision Aerial

Highwoods at
Indian Springs

Site

Wrightsboro
Road

Chamblin
Road

Euchee Creek





WELL: 1' = 125'



REVIEWED BY THE COUNTY ENGINEER
This approval does not relieve the contractor or designer of any responsibility for compliance with these drawings, the project specifications, and Columbia County Construction Standards and Specifications.



PRELIMINARY PLAT

CREEK BEND III REVISION

Property Information

Subdivision Name	Creek Bend III Revision
Location/address	off Wrightsboro Road
Development Acreage	39.90 acres
Number of lots/units	86 (2.16 lots/acre)
Zoning	R-2 (Single-family residential)
Streets	Public
Engineer/Surveyor	Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Disapproval or Tabling at the Petitioner's Request

Summary and Recommendation

This item was tabled at the last Planning Commission meeting to allow the civil engineer additional time to address staff comments. At the time this report was written, staff had not received a resubmittal and is recommending that this item be disapproved unless a written request to table has been received prior to the April 19 meeting.

Regis Development Co. seeks preliminary plat approval for a revision to Creek Bend III. The plat originally approved on May 18, 2006 showed 75 lots on 30.07 acres for a density of 2.49 lots per acre. The revision incorporates some additional land that was originally shown to be future development. The developer has acquired the necessary environmental permits to enable him to proceed with development of these lands earlier than anticipated. The revised plat calls for 86 lots on 39.90 acres for a density of 2.16 lots per acre. The property is zoned R-2 (Single-family residential).

A required street-stub is shown on the preliminary plans, which will enable future connection to Highwoods at Indian Springs to the north. This was a condition of the Highwood rezoning in April of 2003. It was also made a condition of approval for the preliminary subdivision plans for Creek Bend Section I, Phase II at the February 19, 2004 Planning Commission meeting that the stub-out must be completed with the next section of the Creek Bend development. Creek Bend Section II did not reach to the Highwoods property to the north, so the connection must be completed during this third phase of Creek Bend.

Departmental Conditions:

- Water and Sewer: Several changes yet to be made to the plans.
- Planning and Development: A street stub-out must be constructed during the preliminary plat stage between Creek Bend III and the adjacent subdivision Highwood at Indian Springs prior to approval of the final plat of subdivision.
- Engineering: Several changes needed prior to release of the plans for construction.



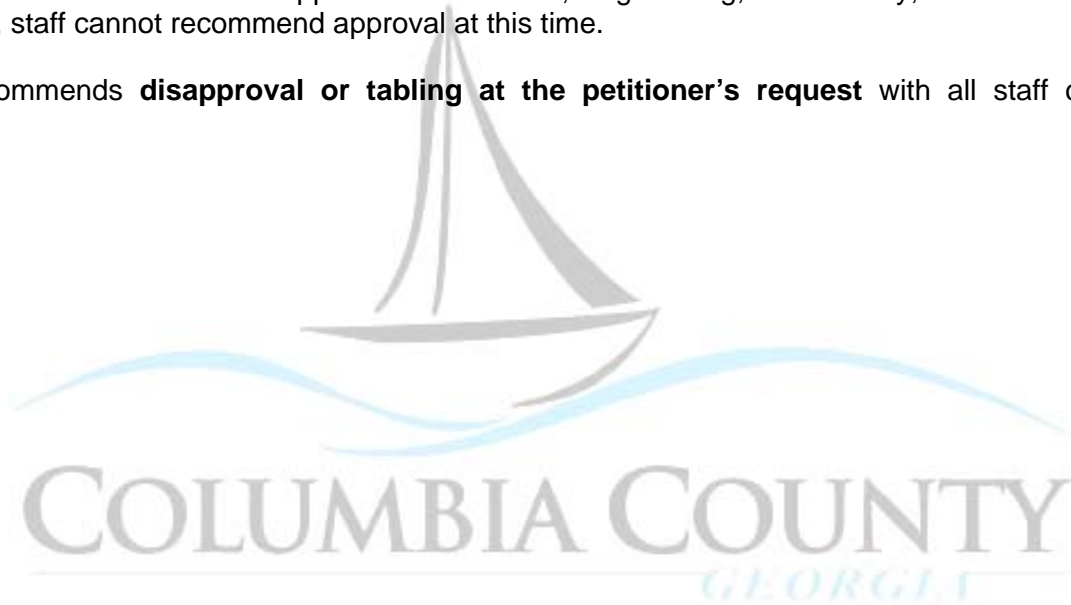
PRELIMINARY PLAT

CREEK BEND III REVISION

The developer also seeks approval of a request to remove a sidewalk condition placed on Creek Bend III by the Planning Commission in its original approval from May 18, 2006. At that time, the Planning Commission required sidewalks on both sides of the street in this section of Creek Bend per staff's recommendation. Since that time, the developer has requested that this condition be removed because there were no sidewalks installed in either previous phase of Creek Bend, and thus, there are no sidewalks with which to connect. Further, the Planning Commission's policy has been to require sidewalks in those subdivisions with lot sizes smaller than 10,000 square feet. All of the lots in this subdivision are larger than 10,000 square feet and therefore not subject to this policy. This development is also not an RCO or PUD, which are typically the zoning classifications in which one would find lots smaller than 10,000 square feet (R-3 being the other classification permitting lots smaller than 10,000 sq. ft.).

The plans have not received approval from NRCS, engineering, water utility, or stormwater; therefore, staff cannot recommend approval at this time.

Staff recommends **disapproval or tabling at the petitioner's request** with all staff conditions included.



Auburn Villas I Aerial

Shady Grove
Estates

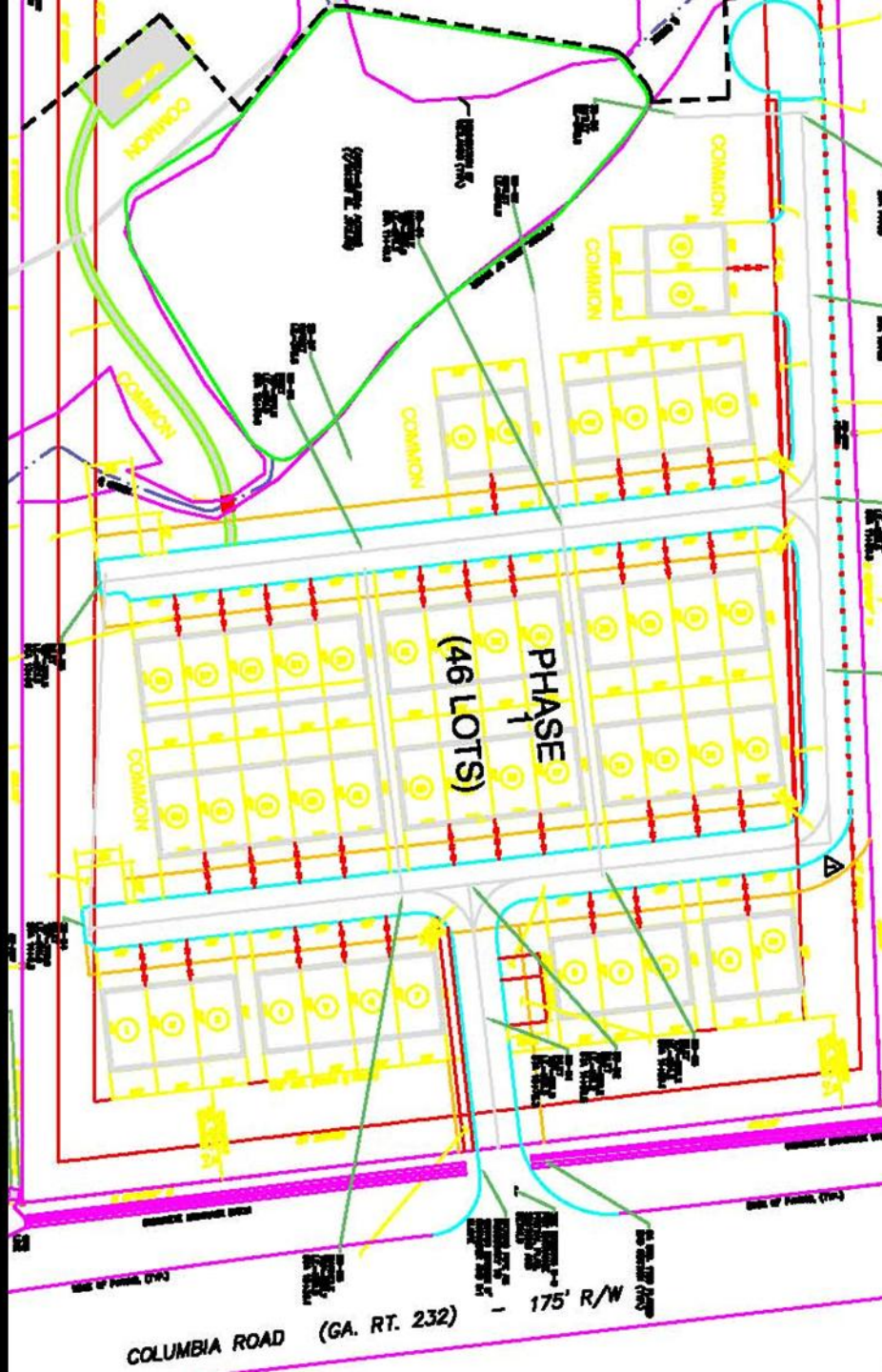
North Belair
Road

Auburn
Villas,
Phase I

Columbia
Road

Hidden Lake
Townhomes





Auburn Villas I Site Plan



PRELIMINARY PLAT

AUBERN VILLAS PHASE I

Property Information

Subdivision Name	Auburn Villas, Phase I
Location/address	Columbia Road
Development Acreage	9.03 acres
Number of lots/units	46 units (5.09 units per acre)
Zoning	T-R (Town home Residential)
Engineer/Surveyor	Moore & Associates
Commission District	District 3 (Ford)
Recommendation	Withdrawal at the Petitioner's Request

Summary and Recommendation

This item was tabled at the last Planning Commission meeting to allow the civil engineer additional time to address staff comments. **The applicant has requested to withdraw the application at this time to allow more time to resolve some environmental permitting issues.**

The developer, Auburn Developments, LLC, seeks preliminary plat approval for Auburn Villas Phase I (f.k.a. Strong Villas). This development contains 72 units overall, with 46 units on 9.03 acres in Phase I for a density of 5.09 units per acre. The overall density will be around 7.97 units/acre. It originally was approved in 2005, but since that time, the former developer has sold the property to Arthur Marshall, and Mr. Marshall has now submitted a new set of plans to develop the property. The property is zoned T-R (townhome residential), which allows a maximum of 8 units per acre. Additionally, the units in this development are governed by the CPOD, so all structures including fences and landscaping, must meet the CPOD requirements.

The plans have not been approved by NRCS, Engineering, or Water/Sewer. A stream buffer variance is required as part of the approval. A 60-foot separation between structures across the roadway including a five-foot separation on each side of the roadway for utility easements was required as part of the original subdivision approval. Variances from the minimum R/W width and pavement width have already been granted by the Planning Commission.

Departmental Conditions:

- Water and Sewer: Plans require two Georgia DOT permits for boring for utility construction and for encroachment into the right-of-way.
- Planning and Development: Sidewalks to be shown along entrance corridors and along main thoroughfares in the development. Covenants, by-laws, articles of incorporation, grants of easements, and a deed for private roads are required to be submitted to the County Attorney with preliminary submission. All structures including fences and landscaping must meet the CPOD requirements. All buildings



PRELIMINARY PLAT

AUBERN VILLAS PHASE I

shall conform to the renderings originally submitted to the County for building types unless a revised set of renderings is approved.

- Engineering: GDOT permits are required. A wetland Jurisdictional Determination (JD) has been received from the Army Corps of Engineers. Adequate easements and setbacks must be provided to meet the requirement of a 60-foot separation between structures. Development over state waters requires permits from the Army Corps of Engineers and a stream buffer variance from Georgia EPD. Without these permits, development is not permitted over state waters. A 25-foot buffer from wrested vegetation is also required along state waters.

Staff recommends **withdrawal at the petitioner's request** with all staff conditions included.



The Grove Aerial

South Old
Belair Road

Old Belair Lane

Site

Belair Commons

Interstate 20





PRELIMINARY PLAT

THE GROVE

Property Information

Subdivision Name	The Grove
Location/address	South Old Belair Road
Development Acreage	36.09 acres
Number of lots/units	154 (4.27 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	Civil Design Solutions
Commission District	District 3 (Ford)
Recommendation	Tabling at the petitioner's request

Summary and Recommendation

This item was tabled at the March 29, 2007 meeting to allow additional time to complete the required revisions. Staff has not yet received a resubmittal, and the applicant has requested to once again table this subdivision to the May 3, 2007 meeting.

BSD-JRD, LLC, seeks preliminary plat approval for The Grove. The plans originally came in for approval on October 20, 2006. The subdivision was reviewed by staff and was found to have several deficiencies, including a violation of the zoning and subdivision requirement to improve Old Belair Lane to County standards. It was not cycled for a Planning Commission due to the outstanding issues, and it was sent back to the engineer for corrections to be made. Since that point, staff has met with the developer and his engineer to resolve those issues. A new set of plans was received on February 28, 2007.

The plans call for 154 lots on 36.09 acres for a density of 4.27 lots per acre. The property is zoned PUD (Planned Unit Development). These plans incorporate both the changes required by staff from preliminary meetings, as well as changes to the PUD concept plan and narrative, which are concurrently under consideration by the Planning Commission. The proposed PUD changes are as follows:

1. The number of single-family residential lots has decreased from 168 to 154.
2. The minimum lot size is still 5500 square feet.
3. The average lot size has increased from 6147.70 sq. ft. to 6430 sq. ft.
4. The overall lot density has decreased from 4.66 lots/acre to 4.27 lots/acre.
5. The required open space remains 3.60 acres, but the total allotted open space has increased from 4.38 acres to 5.45 acres.
6. Construction shall commence upon completion of design and final approval of preliminary plans.



PRELIMINARY PLAT

THE GROVE

Staff is in favor of the proposed PUD narrative changes. However, the subdivision plans have not received staff approvals from Stormwater, Engineering, or NRCS, so the applicant has requested to table these items to the May 3, 2007 meeting.

The developer has stated he does not intend to construct sidewalks on both sides of the streets in this development. Both the original and revised PUD narratives stated 4' sidewalks would be installed on only one side of the street. Later staff recommended that sidewalks should be constructed on both sides of the streets, which is the county's policy in developments as dense as this one. However, this developer contends that his commitment to sidewalks on only one side of the street was clearly stated in the documents submitted with the original narrative statement, and that condition was accepted by the county at that time. Staff would concur that this condition should have been corrected at the initial submission of the PUD and that the county did concur with his plans for sidewalk on only one side of the street. Staff is recommending that these sidewalks must be shown with ramps and crosswalks meeting ADA requirements.

Departmental Conditions:

- Planning and Development: Sidewalks meeting ADA standards are required along with crosswalks and curb cuts for ramps for ADA access at each intersection.
- Engineering:
 - A stream buffer variance is required from the Army Corps of Engineers for a sewer tie-in over state waters.
 - Old Belair Lane shall be widened to 24 feet and pavement shall be squared off to match the existing road.

Staff recommends **tabling at the petitioner's request** to the May 3, 2007 meeting with all staff conditions included.

COLUMBIA COUNTY
GEORGIA

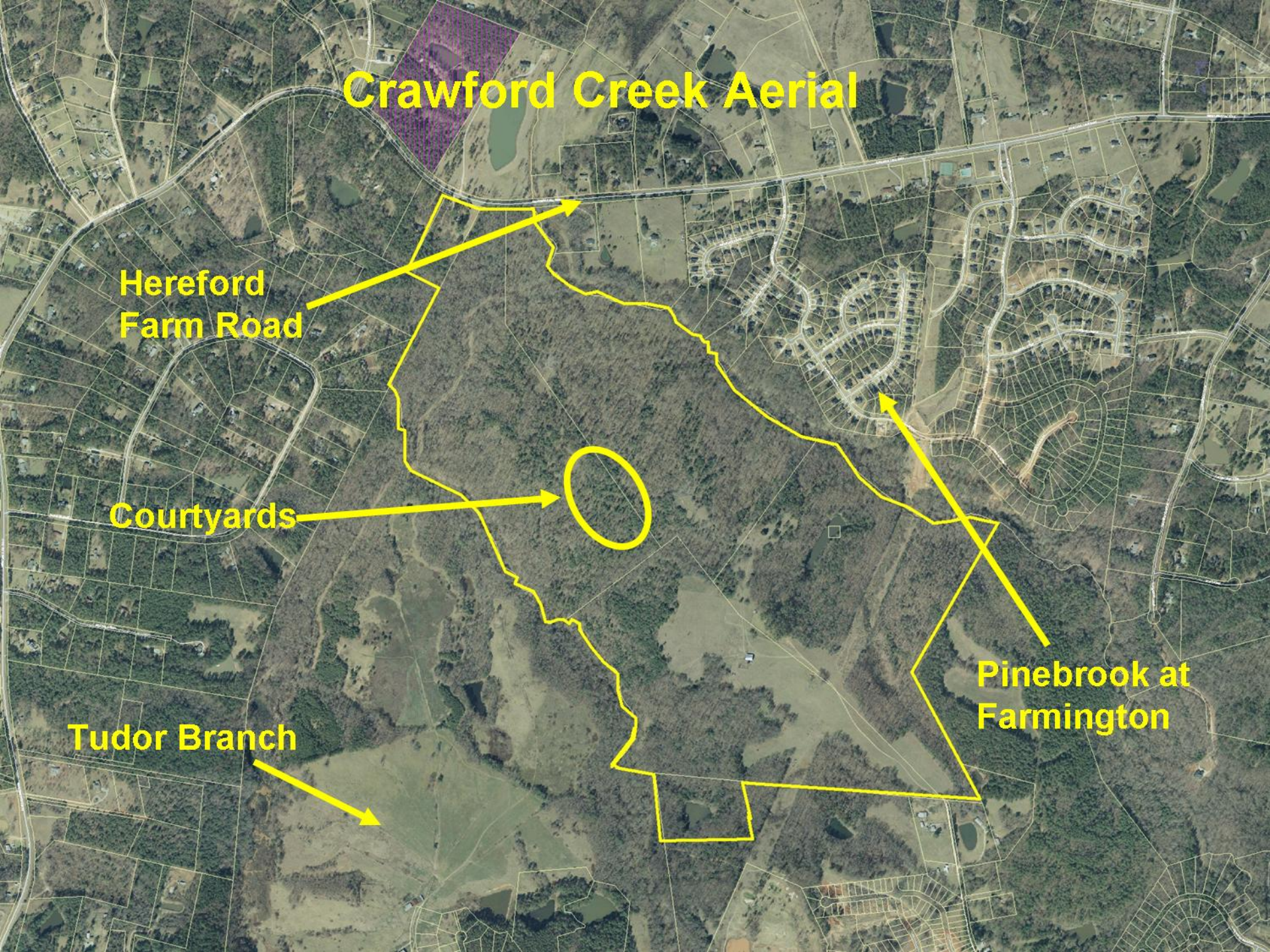
Crawford Creek Aerial

Hereford
Farm Road

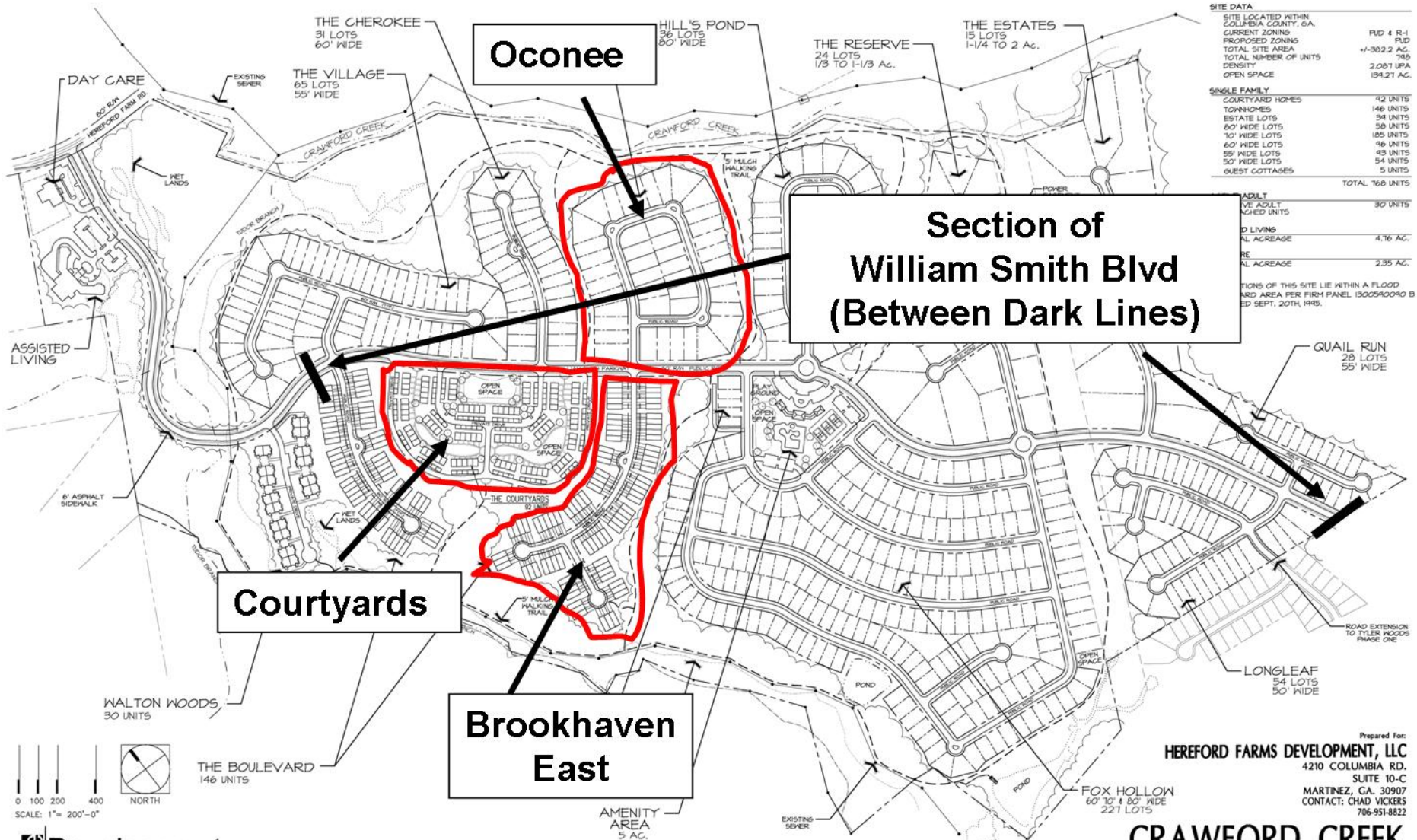
Courtyards

Tudor Branch

Pinebrook at
Farmington



Crawford Creek Master Plan



SITE DATA

SITE LOCATED WITHIN COLUMBIA COUNTY, GA.	PUD # R-1
CURRENT ZONING	47-302.2 AC.
PROPOSED ZONING	790
TOTAL SITE AREA	2,081 UPA
TOTAL NUMBER OF UNITS	134,21 AC.
DENSITY	
OPEN SPACE	

SINGLE FAMILY

COURTYARD HOMES	43 UNITS
TOWNHOMES	146 UNITS
ESTATE LOTS	34 UNITS
60' WIDE LOTS	58 UNITS
70' WIDE LOTS	185 UNITS
60' WIDE LOTS	46 UNITS
55' WIDE LOTS	43 UNITS
50' WIDE LOTS	54 UNITS
GUEST COTTAGES	5 UNITS
TOTAL	768 UNITS

ADULT	30 UNITS
VE ADULT	
AGED UNITS	
2 LIVING	4.16 AC.
AL ACREAGE	
RE	2.35 AC.
AL ACREAGE	

CTIONS OF THIS SITE LIE WITHIN A FLOOD
RD AREA PER FIRM PANEL 13005AC000 B
RD SEPT. 20TH, 1995.

QUAIL RUN
20 LOTS
55' WIDE

LONGLEAF
94 LOTS
50' WIDE

Prepared For:
HEREFORD FARMS DEVELOPMENT, LLC
4210 COLUMBIA RD.
SUITE 10-C
MARTINEZ, GA. 30907
CONTACT: CHAD VICKERS
706-951-8822

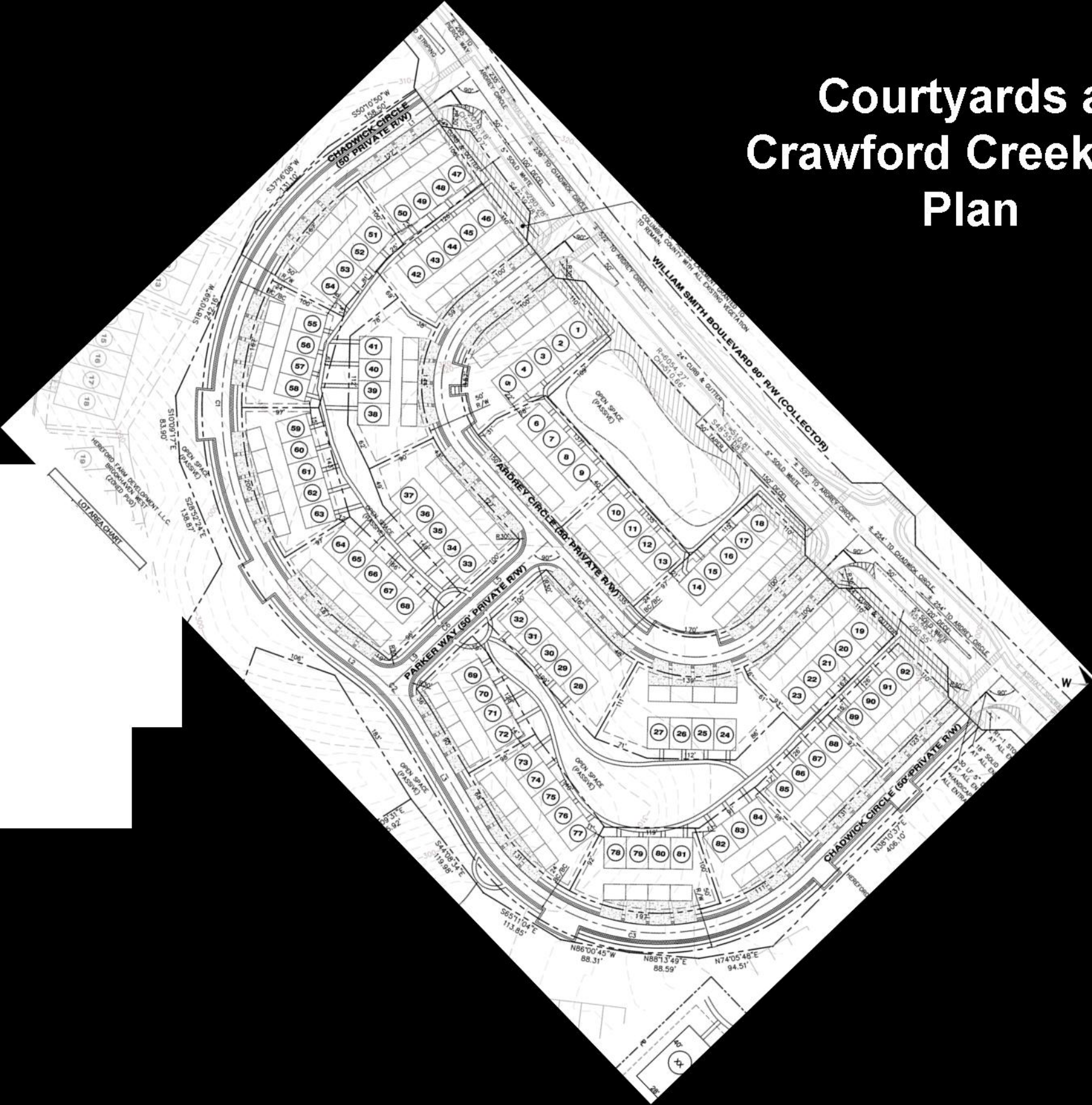
CRAWFORD CREEK
CONCEPTUAL MASTER PLAN

DATE: 11/10/05

Site Development Consultants, Inc.

Land Planning • Site Development • Landscape Architecture
1075 Old Atlanta Rd., Suite 410, Roswell, GA 30076, Tel 678-205-2026, Fax 678-205-2027

Courtyards at Crawford Creek Site Plan





PRELIMINARY PLAT

COURTYARDS AT CRAWFORD CREEK

Property Information

Subdivision Name	Courtyards at Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	15.20 acres
Number of lots/units	92 units (6.05 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with Conditions

Summary and Recommendation

This item was withdrawn on March 15, 2007 by the developer after having been in the Planning Commission meeting cycle since January 4, 2007. It had been tabled a total of 4 times with no approvals received. The plans were submitted for county review and have now received all necessary approvals. This subdivision is composed of 92 townhome units located within a larger development called Crawford Creek which is located south of Hereford Farm Road and north of Columbia Road. The Crawford Creek project is a PUD with varying kinds of housing ranging from large lot single family to townhome development. The project is being done in phases.

Staff review in the recent Technical Review Committee recommended that the left turn lane on Hereford Farm Road into the Crawford Creek development should be installed prior to the approval of **any** final plat of subdivision in Crawford Creek. The planning staff is of the opinion that this is a rather onerous condition that, if applied at all, should have been articulated to the developer at the time he requested and received final plat approval of William Smith Boulevard. The county engineer is reviewing this recommendation to determine if platting of a certain number of lots (which would translate into a certain number of left turn movements) should be established as a point requiring the turn lane.

Departmental Conditions:

Stormwater: Easements are required over all storm pipes in the development, as the roads in the Courtyards are private.

Construction and Maintenance and Engineering: Study is underway to determine when a left turn lane must be installed on Hereford Farm Road at the entrance into the Crawford Creek development .

Staff recommends **approval with conditions**.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R4 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 024 Parcel # 004A
Address 6605 Washington Rd Appling Ga. 30802 Acreage 0.78 acre
Road Frontage 18443 feet on the North/South/East/West (circle one) side of
Washington Rd. Property is approximately 200 feet from the
intersection of Ray Owens Rd & Washington Rd. The attached plat for the
property was prepared by John M. Harriess and dated 9-1-89

PROPOSED USE:

If approved, the property will be used for the following purposes:

Don't Know

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: WeFoor Land LLC APPLICANT: Hayd WeFoor
ADDRESS: 6430 Ridge Road ADDRESS: 6430 Ridge Rd
CITY: Appling Ga ZIP: 30802 CITY: Appling Ga ZIP: 30802
PHONE #: 706-541-0637 PHONE #: 706-541-0637

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Hayd WeFoor
Owner's Signature

Hayd WeFoor
Applicant's Signature

Subscribed and sworn to before me on 6th day of MARCH 2007
By: Anna J. Ford Notary Public

my Commission Expires 8-24-08

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

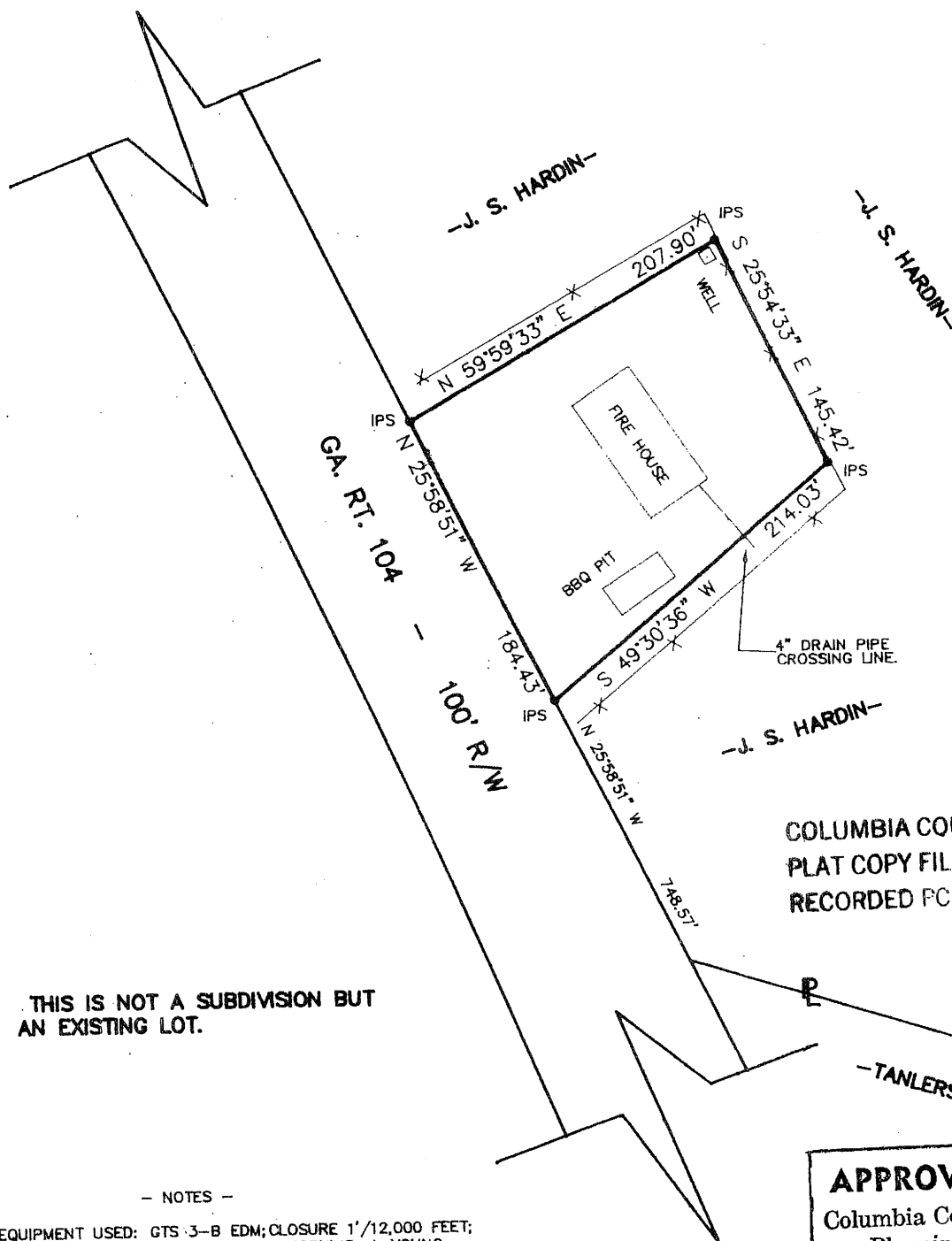
Date Received: _____
Public Hearing Date: _____
File # _____

In My Opinion This Plat Is A Correct Representation Of The Land Platted And Has
Been Prepared In Conformity With The Standards And Requirements Of Law.

John M. Harriss
JOHN M. HARRISS, LAND SURVEYOR, GA. LIC. #
SOUTH CAROLINA LIC. # 4789.

— LEGEND —

- IPS — INDICATES 5/8" DIAMETER STEEL REINFORCING BAR SET.
- IPF — INDICATES 5/8" DIAMETER STEEL REINFORCING BAR FOUND.
- X—X— — INDICATES FENCE



THIS IS NOT A SUBDIVISION BUT
AN EXISTING LOT.

— NOTES —

1. EQUIPMENT USED: GTS 3-B EDM; CLOSURE 1'/12,000 FEET;
2. CREW: L. HOPKINS, J. HARRISS, G. HOPKINS, J. YOUNG;
3. DRAWING # 88128 DWG DISK # 4 BLK 2
4. THE TYPES OF CORNER MARKERS DESCRIBED ON THIS PLAT
ARE THE ONLY TYPES TO BE RECOGNIZED ON A RESURVEY.
CARE HAS BEEN TAKEN TO ACCURATELY DESCRIBE THE TYPES
OF MARKERS FOUND OR SET ON THIS SURVEY.

COLUMBIA COUNTY GEORGIA
PLAT COPY FILED 2-15
RECORDED PC B SLIT
85A

APPROVED

Columbia County
Planning
Commission

11/22/19 89

DWG 88128 BLK 2 DISK #4



P L A T

F o r : J. S. HARDIN

A 0.78 ACRE LOT LOCATED IN LEAH BEING THE LEAH VOLUNTE
FIRE DEPARTMENT LOT. 134th G.M.D. . . .

COLUMBIA COUNTY, GEORGIA

Scale: 1 INCH = 100 Feet

Date: SEPTEMBER 1, 19

JOHN M HARRISS — LAND SURVEY

RTE. # 2 BOX 247-F HARLEM, GEORGIA 30814
PHONE: 404/556-3776



RZ 07-04-01 Aerial



REZONING

April 19, 2007

FILE: RZ 07-04-01

R-4 to C-2

Property Information	
Tax ID	Tax Map 024Parcel 004A
Location/address	6605 Washington Road
Parcel Size	0.78 +/- acre
Current Zoning	R-4 (Recreational Residential)
Existing Land Use	Vacant Public/Institutional
Future Land Use	Public/Institutional
Request	C-2 (General Commercial)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

Lloyd Defoor, owner and applicant, requests the rezoning of 0.78 acre located at 6605 Washington Road from R-4 Recreational Residential to C-2 General Commercial. The property is located within the Tier IV Leah node. The C-2 general commercial district is established to provide for both highway commercial and planned commercial shopping or service centers. The C-2 district is for those commercial uses which cater to community and regional shoppers, as well as the traveling public, occupy relatively large sites and require access to major thoroughfares. The C-2 district is suited for major commercial centers as identified in the growth management plan.

The property is the site of the abandoned Leah Volunteer Fire Department. With the recently approved fire services contract throughout Columbia County, the use of the property as a fire station became unnecessary. Although the Leah node already has more commercial zoning than the growth management plan would suggest that a Tier IV node should contain, most of the property is undeveloped. Additionally, the lack of sewer infrastructure greatly limits the type of development that can occur in the area. Finally, the property is surrounded by C-2 zoning on all sides, and approval of the rezoning request would eliminate an island of R-4 zoning.

Staff recommends **approval** of the request, with all interdepartmental conditions and comments.

Interdepartmental Review

Nodal Analysis

1. Land Use

The GMP recommends up to 40,000 square feet of Commercial floor area in Tier IV nodes.



REZONING

April 19, 2007

FILE: RZ 07-04-01

R-4 to C-2

a. Current Status

22% Residential

78% Commercial

0% All Other

291,453 sq. ft. of built Commercial floor area

396,067 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

b. Impact of Rezoning

19% Residential

81% Commercial

0% All Other

291,453 sq. ft. of built Commercial floor area

430,044 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

Rezoning 0.78 acres from Residential to Commercial would add about 34,000 sq. ft. of potential Commercial floor area.

2. Housing Mix

a. GMP Goal

"Multifamily residential is [only] appropriate along major corridors in proximity to Tier I and Tier II nodes."

b. Current Status

2 single family units

0 multi family units

c. Impact of Rezoning

2 single family units

0 multi family units

The proposed rezoning would eliminate 1 potential single family unit.

ASSESSMENT: Although the Leah Node exceeds the recommended limit of commercial floor space for a Tier IV Node, much of the development serves the recreational activities of the area. Boat storage facilities, for example, require large structures not anticipated by the Growth Management Plan's standards for Node size. Little of the nearly 300,000 square feet of commercial development is devoted to retail. Also, the parcel in question's current low-density residential zoning is inappropriate considering it lies squarely in the middle of the Node and is surrounded by commercial uses; thus the rezoning conforms to the GMP's Nodal Development concept. In the future, additional residential development should be encouraged to promote a more optimal mix of land uses in the Node.

Conditions

Engineering: The property is located in the Clarks Hill drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Onsite detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:



REZONING

April 19, 2007

FILE: RZ 07-04-01

R-4 to C-2

- All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR 47 must be approved by GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: GDOT to approve any ingress and egress changes to SR47, Washington Road.

Comments

Water and Sewer: County water is available on a twelve inch line on Washington Road. County sewer is not available.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Health Department: Must contact the Health Department to determine suitability of soil for onsite system.

Sheriff: Unable to make recommendations as the applicant did not specify type or size of development.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns, and would eliminate an island of residential zoning surrounded by commercially zoned properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.



REZONING

April 19, 2007

FILE: RZ 07-04-01

R-4 to C-2

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	While the future land use policy is public/institutional, the site is no longer used for that purpose. .
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as zoned, but the proposed commercial use is more appropriate within the Tier IV Leah node.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is supported by new and changing conditions not anticipated by the GMP. Additionally, the proposal is reflected by existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



COLUMBIA COUNTY
GEORGIA

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-1 to TR

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 066 Parcel # 041 Tract A
Address 4874 Washington Rd Acreage 21.7
Road Frontage 300 feet on the North (South) East/West (circle one) side of
Washington Road. Property is approximately 600 feet from the
intersection of Hardy-McManus / Washington Rd. The attached plat for the
property was prepared by John Harris and dated July 26, 1976

PROPOSED USE:

If approved, the property will be used for the following purposes:

town homes

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: W. Allen C Blalock & Lisa A Blalock APPLICANT: same

ADDRESS: 65 Conifer Circle ADDRESS: _____

CITY: Augusta ZIP: 30909 CITY: _____ ZIP: _____

PHONE #: 706 737-5720 PHONE #: _____
cell 706 373-0215

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

William Allen C Blalock / Lisa A Blalock

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 13 day of March 2007

By: Bonnie B. Bryant Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: 4/19/07
File # K207-0402

My Commission
expires on 4-3-2010



WASHINGTON RD

BROOK TRI

WASHINGTON

RZ 07-04-02 Aerial



REZONING April 19, 2007

FILE: RZ 07-04-02

R-1 to T-R

Property Information	
Tax ID	Tax Map 066 Parcel 041
Location/address	4874 Washington Road
Parcel Size	21.7 +/- acres
Current Zoning	R-1 (Single Family Residential)
Existing Land Use	Undeveloped
Future Land Use	Medium Density Residential
Request	T-R (Townhome Residential)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

William Allen Blalock and Lisa Blalock, owners and applicants, request the rezoning of 21.7 acres located on Washington Road between its intersections with Halali Farm and Hardy McManus Roads from R-1 Single Family Residential to T-R Townhouse Residential. The property is located within the Washington Road Corridor Protection Overlay District. The T-R zoning district is established to provide for the development of townhouse residential units at a density not greater than eight units per acre. It is intended that the T-R district serve as a transition between single-family detached housing and existing commercial or apartment zoning districts, or areas designated for a commercial and apartment development in the growth management plan. A minimum of ten percent of the site approved for a development under the T-R district must be set aside as open space, a portion of which must be improved with active recreation facilities, including play equipment suitable for children.

The adjacent properties are zoned R-1 to the south and east, S-1 to the north for property that is approved for a kennel but which has never been developed, and PUD to the west for The Villages at Greenbrier townhouses. Staff believes that the proposed townhouse use is compatible with surrounding uses. However, county staff, particularly the Construction and Maintenance Division is concerned about the project's access to Washington Road. A planned Georgia Department of Transportation, (GDOT) project proposes to widen Washington Road and to install a median. While access will be determined ultimately by GDOT, staff cautions that there is no median break proposed at this point on Washington Road. Therefore, ingress and egress access will be limited to right turns only. Staff anticipates that any resolution will involve the adjacent Villages at Greenbrier project, which will be faced with the same dilemma.

Finally, the project is located along the Washington Road Corridor Protection Overlay District. All improvements will be required to meet the provisions of the CPOD; building exterior elevation



REZONING April 19, 2007

FILE: RZ 07-04-02

R-1 to T-R

requirements are identical to those of the Evans Town Center, excluding those provisions pertaining to openings, arcades and setbacks.

Staff recommends **approval** of the request, with all interdepartmental conditions and comments.

Interdepartmental Review Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Onsite detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. Access to the property from SR104 must be approved by GDOT.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Construction and Maintenance: GDOT to review plan for impact to future widening project and approve access to SR104, Washington Road.

Storm Water: Permanent drainage and utility easements are required.

Planning and Development: Five-foot wide sidewalks with appropriate curb cuts and crosswalks at intersections are required on both sides of every street in the development. All sidewalks shall meet ADA standards for construction. Garages shall be required on at least 50 percent of the units in each section of the development. Renderings of the buildings shall be submitted for County review prior to final plat approval. A minimum of ten percent of the site approved for a development under the T-R district shall be set aside as open space, a portion of which shall be improved with active recreation facilities, including play equipment suitable for children. All improvements will be required to meet the provisions of the CPOD, including but not limited to building exterior elevation, buffering, fencing, landscaping and other CPOD requirements.

Greenspace: There are greenspace program lands in the area located in the 30 acres of Blanchard Woods Park. Proposed town homes will be located adjacent to a proposed future greenway. Access should be considered in the design phase.



REZONING April 19, 2007

FILE: RZ 07-04-02

R-1 to T-R

Comments

Water and Sewer: County water is available on a ten inch line on Washington Road. County sewer is available on a twenty-four inch line in the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will affect the priority of planned road projects in the area.

Board of Education: Greenbrier Elementary, Middle, and High Schools are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. Townhome developments and apartments are usually not navigable by school buses.

Storm Water: There are no active projects in the area.

Health Department: Should have county sewer.

Sheriff: This project will affect safety and traffic conditions in the area. Depending on the size of the proposed development, vehicular traffic may increase. Patrols for traffic enforcement and crime prevention may be needed. A traffic deceleration lane and center turn lane is recommended.

Green space: The property is not located in a targeted area for green space.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns, including the Villages at Greenbrier PUD located to the west.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	While the future land use policy is medium density residential, recent developments in the area have been high density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as zoned, but the proposed townhouse use is more appropriate along a primary arterial road.



REZONING April 19, 2007

FILE: RZ 07-04-02

R-1 to T-R

Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is supported by new and changing conditions not anticipated by the GMP. Additionally, the proposal is reflected by existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from C-1 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 072A Parcel # 104
Address 516 N. BELAIR RD. Acreage .68
Road Frontage 113.83 feet on the North/South/East/~~West~~ (circle one) side of
N. BELAIR RD. Property is approximately 72.11 feet from the
intersection of PETZLITREE RD. The attached plat for the
property was prepared by W.R. TOOLE and dated 5/10/2001

PROPOSED USE:

If approved, the property will be used for the following purposes:

BRUSTER'S REAL ICE CREAM

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: FOUSTEE PROPERTIES, LLC APPLICANT: STEPHEN FOUSTEE
ADDRESS: P.O. BOX 15256 ADDRESS: P.O. BOX 15256
CITY: AUGUSTA ZIP: 30919-1256 CITY: AUGUSTA ZIP: 30919-1256
PHONE #: 706 733 8135 PHONE #: 706 733 8135

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Stephen R. Foustee
Owner's Signature

Stephen R. Foustee
Applicant's Signature

Subscribed and sworn to before me on 15 day of March 2007
By: Shayla B. Bugar Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: 4/19/07
File # R207-04-03



RZ 07-04-03 Aerial



COUNTY
INITIATED REZONING
FILE: RZ 07-04-03

April 19, 2007

C-1 to C-2

Property Information	
Tax ID	Tax Map 072A Parcel 104
Location/address	516 North Belair Road
Parcel Size	0.68 +/- acre
Current Zoning	C-1 (Neighborhood Commercial)
Existing Land Use	Commercial
Future Land Use	Commercial
Request	C-2 (General Commercial)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

The Planning Commission approved the staff request to initiate the rezoning of the applicant property on March 15, 2005. The staff sought concurrence from the Planning Commission to initiate the rezoning of a parcel of property located at 516 North Belair Road adjacent to the old Evans Middle School and the Top Notch Car Wash, from C-1 Neighborhood Commercial to C-2 General Commercial. The property is currently used by Bruster's Ice Cream. Bruster's is interested in installing a drive-through window at the facility.

Staff research indicates that the current C-1 zoning was approved in February, 2001 by both the Planning Commission and the Board of Commissioners. At that time there was considerably less C-2 zoning in the area; specifically, the 20 acre middle school property was not zoned C-2 at that time. With the school in this location and with several residential properties remaining in the area the C-1 zoning was used rather than the C-2 zoning. Since that time more C-2 zoning has been introduced into the area and the property is now entirely surrounded by C-2 zoning. The request would eliminate an island of C-1 zoning.

Staff recommends **approval** of the request, with all interdepartmental conditions and comments.

Interdepartmental Review

Nodal Analysis

1. Land Use

a. GMP Goals

"The largest nodes are called Tier I nodes. These nodes can contain the widest variety of land uses – retail, office/professional, civic, and multifamily residential. Tier I nodes should contain the



COUNTY INITIATED REZONING FILE: RZ 07-04-03

April 19, 2007

C-1 to C-2

largest amount of development in terms of acreage and square feet, and are generally about 2 miles in diameter. Commercial development within Tier I nodes can be very large in scale, including big box national chains, and attract a market from the entire county and possibly beyond from neighboring counties.”

The GMP recommends 1,000,000-2,000,000 square feet of Commercial floor area in Tier I nodes.

b. Current Status

43% Residential

22% Commercial

19% Industrial

15% Professional

1% Open Space & Institutional

1,405,845 sq. ft. of built Commercial floor area

2,828,558 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

c. Impact of Rezoning

Rezoning 0.68 acre from C-1 to C-2 would not affect the land use mix in the Evans Node.

2. Housing Mix

a. GMP Goal

“These nodes can contain the widest variety of land uses – retail, office/professional, civic, and multifamily residential.”

b. Current Status

871 single family units (85%)

151 multi family units (15%)

c. Impact of Rezoning

The parcel in question would be rezoned from one non-residential use to another non-residential use. Therefore, the housing mix would not change.

3. Balance of multi-family housing to commercial floor area

a. GMP Goal

1 multi family unit per 1,000 square feet of Commercial floor area is an appropriate balance.

b. Current Status

0.11 multi family units per 1,000 square feet of Commercial floor area

c. Impact of Rezoning

The proposed rezoning would not impact the ratio of multi family units to commercial floor area.

ASSESSMENT: The proposed rezoning does not conflict with the GMP’s Nodal Development concept.



COUNTY INITIATED REZONING FILE: RZ 07-04-03

April 19, 2007

C-1 to C-2

Conditions

Engineering: The property is located in the Betty's Branch drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. Onsite detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: GDOT to approve access to SR383, Belair Road.

Storm Water: Permanent drainage and utility easements are required.

Comments

Water and Sewer: County water is available on an eight inch line on North Belair Road. County sewer is available on an eight inch line on Peachtree Road (Lamkin Drive). This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Storm Water: There are active projects in the area. A drainage improvement is planned at the intersection of Peachtree Road and Lamkin Drive. However, the proposed development of the Old Evans Middle School site should address this concern.

Health Department: Should have county sewer.

Sheriff: No comments pertaining to property improvements. There is adequate access for public safety vehicles. A traffic deceleration land is recommended.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning, and would eliminate an island of C-1 zoning surrounded by C-2 parcels.



COUNTY
INITIATED REZONING
FILE: RZ 07-04-03

April 19, 2007

C-1 to C-2

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property is currently a non-conforming use. Rezoning of the property would bring it into conformity with zoning regulations.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.

COLUMBIA COUNTY
GEORGIA

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to A-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 077A Parcel # 017 & 017A
Address 4140 & 4141 Freeman Avenue Acreage 13.57, 1.30
Road Frontage 55 feet on the North/South/East/West (circle one) side of
Old Evans Road. Property is approximately 515 feet from the
intersection of Evans Mill Drive. The attached plat for the
property was prepared by K.L. Wise/H. Lawson Graham and dated 3-1967/7-13-1994

PROPOSED USE:

If approved, the property will be used for the following purposes:
Apartment Complex

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Nora F. Grimaud

APPLICANT: JBC Development, LLC

ADDRESS: P.O. Box 1032

ADDRESS: 118 N. Belair Rd., Ste. 1

CITY: Evans ZIP: 30809

CITY: Evans ZIP: 30809

PHONE #: (706) 830-1961

PHONE #: (706) 855-5375


DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.


Owner's Signature


Applicant's Signature

Subscribed and sworn to before me on 15th day of March 2007
By:  Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: 4/19/07
File # R2 07-04-04





RZ 07-04-04 Aerial



REZONING

April 19, 2007

FILE: RZ 07-04-04

R-2 to A-R

Property Information	
Tax ID	Tax Map 077A Parcels 017 and 017A
Location/address	4140 and 4141 Freeman Avenue
Parcel Size	14.87 +/- acres
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Single-family Residential
Future Land Use	High Density Residential
Request	A-R (Apartment Residential)
Commission District	District 1 (Thigpen)
Recommendation	Approve with conditions

Summary and Recommendation

Nora Freeman Grimaud, owner, and JBC Development, LLC, applicant request the rezoning of 14.87 acres located along Freeman Avenue and Old Evans Road. Currently, these properties are developed as single-family residences, but the GMP suggests that the properties could become high density residential due to the proximity of the properties to adjacent apartment-residential zoning to the west. Additionally, these properties lie in the middle of the Evans Town Center Tier One node.

The definition of A-R zoning per Section 90-49 also suggests that this zoning classification is appropriate for this area. Section 90-49 states, "It is intended that the A-R district be located along arterial streets and be adjacent to existing commercial zoning districts or high density residential uses, or adjacent to areas designated for commercial or high density residential development on the growth management plan."

It should be noted that Old Evans Road will provide access to Washington Road at its current location in the vicinity of Lowe's and by way of Riverwatch Parkway where it will extend through Jamaica Estates to Washington Road at Town Centre Drive.

Staff recommends **approval** of this request with all interdepartmental conditions and comments.

Nodal Analysis

1. Land Use

The GMP recommends 1,000,000-2,000,000 square feet of Commercial floor area in Tier I nodes.

b. Current Status



REZONING

April 19, 2007

FILE: RZ 07-04-04

R-2 to A-R

43% Residential
22% Commercial
19% Industrial
15% Professional
1% Open Space & Institutional

1,405,845 sq. ft. of built Commercial floor area
2,828,558 sq. ft. of built & potential Commercial floor area (at 0.16 FAR)

c. Impact of Rezoning

Rezoning from one residential use to another would not affect the balance of uses in the Node.

2. Housing Mix

a. GMP Goal

"These nodes can contain the widest variety of land uses – retail, office/professional, civic, and multifamily residential."

b. Current Status

871 single family units (85%)
151 multi family townhouses (15%)

c. Impact of Rezoning

871 single family units (70%)
382 multi family units (30%)
The proposed rezoning would permit up to 231 additional multi family units.

3. Balance of multi-family housing to commercial floor area

a. GMP Goal

1 multi family unit per 1,000 square feet of Commercial floor area is an appropriate balance.

b. Current Status

0.11 multi family units per 1,000 square feet of Commercial floor area.

c. Impact of Rezoning

0.27 multi family units per 1,000 square feet of Commercial floor area.

ASSESSMENT: The proposed rezoning conforms to the GMP's Nodal Development concept.

Interdepartmental Review Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.



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3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane.
7. A deceleration lane, dimensioned for the posted speed limit will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water lines to property.

Planning and Development: Density of apartments shall not exceed 14 units per acre. Townhome density shall not exceed 8 units per acre. 10% open space must be set aside per zoning requirements. All buffers must be installed as part of the site plan review. All ETCO requirements shall be met as a condition of site plan approval. Any pool(s) built as an amenity must receive County Health Department approval prior to construction.

Storm Water: Permanent drainage and utility easements are required.

Construction and Maintenance: County Engineering Department to approve ingress and egress. Georgia Department Transportation to review plans to avoid conflicts.

Comments

Water and Sewer: County water is available on an eight inch line on Old Evans Road. County sewer is available on an eight and twelve inch line Old Evans Road and in the rear of adjacent property. This project will not affect the capacity of existing water and sewer infrastructure.

Planning and Development: An amenities package should be included in the site plan to serve future residents.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: This project will affect safety and traffic conditions in the area. This area has recently had large commercial developments. Traffic conditions are now heavy due to those developments. Additional traffic patrols will be necessary to observe the expected increase in vehicular traffic due to the proposed project. There is adequate access for public safety vehicles. A traffic deceleration land is recommended.

Greenspace: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Board of Education: No comments received.



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Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns, though buffering will be required against the adjacent R-2 zoned properties.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with future land use policy of high-density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could be used as zoned, but the proposed A-R zoning is more in line with the intent of the GMP.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request will increase traffic on Old Evans Road, but it should not cause excessive burdens on the existing infrastructure.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The changes in the future traffic flow patterns along Old Evans Road in conjunction with the extension of Riverwatch Parkway will make this use desirable.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



TEXT AMENDMENT

Text Amendment Information

Chapter	90-98 (Zoning)
Amendment	Amend Section 90-98, List of Lot and Structure Requirements, to establish maximum and minimum front setbacks within the Evans to Locks / Furys Ferry Node Protection Overlay District (EL/FF NPOD)
Public Hearing Date	April 19, 2007
Recommendation	Approve

Summary and Recommendation

Recently the node protection overlay district was approved for the intersection at Evans to Locks and Fury's Ferry Road. This overlay district establishes rather specific architectural and design standards for development within this node. One additional and important provision is to encourage development to occur closer to the street line. In order to accomplish this objective the front setbacks within the node must be amended within the zoning code.

Staff has prepared an ordinance and has sent the draft to the county attorney for his review. The ordinance follows the format used for the Evans Town Center. In that portion of section 90-98 where different setbacks are established for the Evans Town Center, staff has inserted wording that also includes the Evans to Locks / Furys Ferry Node Protection Overlay District (EL/FF NPOD) in this section as well, thus establishing maximum and minimum setbacks within the node. The minimum front setback is five feet from property line. The maximum front setback is 55 to 125 feet from centerline of the street, depending upon the classification of the adjacent street (arterial, collector or Other). Side and rear setbacks are not changed from those required in the zoning district unless buffers require a deeper setback.

Staff recommends approval.

ORDINANCE NO. 07-____

**ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA
COUNTY, GEORGIA AMENDING SECTION 90-98, LIST OF LOT AND
STRUCTURE REQUIREMENTS, OF THE CODE OF ORDINANCES OF
COLUMBIA COUNTY, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE
AND TO REPEAL ANY CONFLICTING ORDINANCES**

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the “Board”).

WHEREAS, the Board desires to amend Section 90-98 of the Code of Ordinances of Columbia County, Georgia to add a classification to the table thereto to establish maximum and minimum front setbacks for the Evans to Locks/Furys Ferry Node Protection Overlay District:

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of same as follows:

Section 1. Amendment of Section 90-98, List of Lot and Structure Requirements.

Section 90-98, List of Lot and Structure Requirements, of the Code of Ordinances of Columbia County is amended:

By amending item (f) ETCOD maximum front building setback from street centerline (ft.): as follows:

(f) ETCOD / EL/FF NPOD maximum front building setback from street centerline (ft.), **AND**

By amending item (g) ETCOD minimum front building setback from street right-of-way (ft.): as follows:

(f) ETCOD / EL/FF NPOD minimum front building setback from street right-of-way (ft.)

Section 2. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances previously adopted by the Board of Commissioners of Columbia County, Georgia which are in conflict with this ordinance are hereby repealed to the extent necessary to eliminate such conflict.